



April 10, 2023

BOARD OFFICERS ELECTED

As you know, last month, the Board Election secret ballots were counted by Tom Doty, the Inspector of Elections. The top 2 vote getters were Chris Hall and Joe Mora.

At the recent March 23rd special meeting of the Board of Directors, the Board elected its own officers. They are as follows:

Name	Position	Term Expires
Colin Smith	President	2024
Tamara Simmons	Secretary	2024
Owen Roth	Treasurer	2024
Christine Hall	Vice-President	2025
Joe Mora	At Large	2025

CARPORT ROOFS BEING CLEANED

Over the years, especially in the last few months, the carport roofs have accumulated debris from all the rains and windstorms. Enviroscaping has been tasked with the debris removal and cleaning. They have finished with 7606 & 7610, recently did 7602 & 7620. If your carport has not been done, please be on the look-out for notification posted at your carport and an email. Thank you in advance for moving your vehicle out of the carport on the day noted for the crew to work. Additionally, thanks to Bill Rauch for notifying the Board.

AUTO GATES SHOULD BE FOR AUTOS ONLY

(Pedestrian to use Pedestrian Gates)

It's been reported that some residents have been seen

walking in or out of the complex via the vehicle gates. For your own safety and the safety of the driver, please use the pedestrian gate when walking. Often times, one would not expect a pedestrian coming in or going out of the auto gate. Thank you for your cooperation.

7632 FOUNDATION MAINLY COMPLETE

After many months of delay and going through the permitting process, the project of stabilizing the "dip" in the floor began a few weeks ago. Last week, the crew worked underneath the building and delicately lifted the area where there was a slight sagging issue. There are a few minor details left to be done. Many thanks to the residents of this building for their help and patience.

GYM OPENS AT 6AM

For our residents who want to get in an early workout, the gym is open at 6AM for your use. Please be mindful that there is a unit above the exercise room and, therefore, be aware of the noise that you may make when entering or leaving the gym.

FINANCIAL STATEMENTS ATTACHED

The CPA annual audit of the Association books is attached. Please take a moment to review.

SMOKE ONLY IN DESIGNATED STATIONS

The Association has a policy that one may smoke only at specifically designated smoking areas. Smoking outside of these places constitutes a violation of the Assoc rules and, therefore, the unit is subject to a fine. Thank you to all for adhering to this rule.

BOARD MEETING SCHEDULED VIA ZOOM

The next Board Meeting is scheduled for **April 13, 2023, at 6PM**, via Zoom

<https://us02web.zoom.us/j/88374388805>

Meeting ID: 883 7438 8805

Telephone: 669-900-9128 (Hit *6 to unmute)



CHECK ASSOCIATION WEBSITE
WWW.EUCALYPTUSGROVE.ORG
FOR INFORMATION

Please check the Association website for the following topics (listed in alphabetical order:)

Alteration / modification policy
 Balconies / patios
 Dehumidifiers
 Furnace inspection
 Hard floors
 Insurance review recommended
 Mailbox
 Maintenance request
 No short-term rentals
 Parking
 Pets
 Pressure regulators
 Quiet hours
 Remodeling
 Sewer lines
 Smoking prohibited
 Trespassers

**ELEVATED WALKWAYS INSPECTION
 REQUIRED**

A few years ago, State law requires all elevated walkways (above 6') must be inspected by December 31, 2024. The Assoc is obtaining bids for the Board to consider.

**UPDATING THE BYLAWS & CC&R'S
 STILL IN THE WORKS**

The process of drafting the CC&R's is an on- going and lengthy process. The Board received the draft of the By-laws and CC&Rs back from the attorney and are reviewing them. When they meet the Board's approval, they will be sent to owners for review.

REPORT BURNT OUT LIGHT BULBS

For efficiency's sake, please include all the specific details as to type and location. If it's a light that is in a location that is a bit more difficult to describe, please include a photo. Preferably, a call would be more efficient. Thank you.

**ALL EXTERIOR ALTERATIONS REQUIRE
 BOARD'S PRE-APPROVAL**

In order to keep things uniform, all exterior alterations (doors, screen doors, windows, patio flooring and lattice work enclosure, etc.) must have the Board's pre-approval. Otherwise, the Board will ask you to restore

the altered item at your own cost or have it done and pass all related costs on to you. When in doubt, make your request known to the Board. To request for consideration, please email your request with specs, photos or plans to the Board, c/o Management, at the address below. Please do so at least 7-10 days before a board meeting. Thanks.

THINKING OF REMODELING?

Unit Interior Modifications should also have prior Board Approval.

Unit owners have greater discretion for interior unit modifications and improvements, but any major modification should have prior Board Approval. Remember, certain interior changes are still not allowed. These include items like removing load bearing walls, dividing or combining units, and building useable areas in designated restricted airspace within third-floor units. Adding hardwood flooring should have prior approval to ensure proper insulation and installation procedures are followed to reduce noise issues. As with exterior alterations, interior modifications made without prior Board approval or in violation of Grove regulations will be subject to removal, restoration, and/or further modification at the Board's request and at the Unit Owner's expense.

**ASSOCIATION TO REPAIR FAULTY PRESSURE
 REGULATORS & BILL OWNER**

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

**PATIOS & BALCONIES TO BE TIDY; NOT
 MEANT AS PLACE FOR STORAGE**

As a reminder, your patios and balconies are mainly for patio furniture and not intended to be used as a storage place for items which do not fit inside your unit. Thank you in advance for keeping your home and your building in an attractive condition. Your neighbors will appreciate your diligence.

**OWNERS ARE RESPONSIBLE FOR THEIR
 TENANTS & GUESTS BEHAVIOR**

As a reminder, unit owners are ultimately responsible for the behavior of their renters, renters' guests, contractors, agents, etc. Unfortunately, if one of these people violates an Association rule or policy, the unit owner may ultimately be levied a fine. Rules and regulations

are posted on the Association's website www.eucalyptusgrove.org. Thank you in advance for informing your renters, guests, etc. of the Association expectations.

INSURANCE INFO FOR REFINANCE

If you are refinancing your home loan, your lender may need to obtain an insurance declaration page. You may call Timothy Cline Insurance Agency at 800-966- 9566 and please follow the prompt (or email to info@clineagency.com).

Speaking about insurance, the Association insurance has a \$10,000 deductible while water damage may have a higher amount. You should speak with your insurance agent about getting proper and adequate coverage so that there's no gap between what your insurance covers and the Association's. A copy of the Association insurance policy is available upon request.

The Association also carries earthquake insurance with a 5% deductible of the coverage amount (\$35.9M+). A copy of the policy is available upon request. Please discuss with your insurance agent about "loss assessment" coverage.

All renters are strongly encouraged to get renters insurance.

PLEASE CHECK FOR LATEST INFO ON ASSOCIATION WEBSITE

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times, the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules.

PROBLEMS WITH MAILBOX LOCK?

If you have difficulty working your mailbox lock, you may want to spray some silicone lubricant in the lock. Sometimes, it gets sticky and does not want to turn (or it's because there's a piece of mail that is jammed up against the lock). The Association does not maintain your mailbox lock nor has key to it. You will need to call a locksmith or the Goleta Post Office (805-692-5642). Thank you.

OWNER CONTACT INFORMATION REQUIRED

As part of the governing documents, all owners are required to provide your current information to the Association. If you move, change your contact information or if you have tenants or new renters, please provide the names, mailing address, telephone #s, email addresses. You can write a note and send it to the Association c/o the address below, fax it to 805-682-4341 or email the info to JamesN@Bartlein.com. Also, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Please make sure to include the unit address to which you are referring. Thank you.

Please note: According to the CC&R's 3.1.2, if you rent, the rental agreement must be in writing; Association rules must be given to your tenants (check Association website) and the tenants must abide by the rules; if the tenants fail to comply with the Association rules, it shall be a default under the rental agreement.

BOARD MEETING SCHEDULED; AGENDA ENCLOSED;

The next meeting is **April 13, 2023**, at 6PM, via Zoom. (See Previous Page for Zoom Link).

The Board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is emailed, posted at the mailbox area and/or posted on the website at least 4 days before. Meeting minutes are also posted on the website. If you wish to physically attend the meeting, you may come to the Management Office at 3944 State St. #200, Santa Barbara. Please call the day before the meeting to let us know that you're planning to come.

If you have renters, you are responsible to forward the newsletter to your tenants. Thank you.



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